

Houlihan, Damien

From: Eric LeClair <eleclair@jonesstreet.com>
Sent: Wednesday, June 07, 2023 6:16 PM
To: Miller, Nadine; Houlihan, Damien; BPratt@fando.com
Cc: Kopf, Jeff; Adam Goodrich; Vuto, Michelle; David Andronico; Eric LeClair
Subject: RE: EPA response to 3/8/23 letter (JSIP response)
Attachments: WAuburn+Depot Preservation Consultant.pdf; 30 - 2021_1123 W.Auburn APTs-FLPLs+Elev..pdf

Hi Nadine,

Per our phone call last week, and my email note last night, here are the items that you requested regarding the meaningful mitigation efforts that JSIP Manchester QOZB, LLC (the applicant and developer via Jones Street Investment Partners), the design team, and various groups within Manchester city hall, including the Mayor's office, ZBA, Planning Board, Alderman, Arena Overlay Commission, numerous abutters, and the Heritage Commission (notably spoke to and met with Jonathon Golden, and Pat Long numerous times) all collaborated and worked together in order to receive all necessary approvals for the project at the corner of Canal and W Auburn, now known as 75 Canal Street.

- As a brief reminder, JSIP Manchester QOZB, LLC acquired the properties in an arm's length transaction from two separate property owners, with no historical commitments or obligations in place in February 2022.
- All approvals and permits for the development of the 250 units were provided to the applicant, including the demolition and building permits for the entire development project.
- As a reminder, attached is the letter from a historical preservationist indicating no historic or cultural significance for the two properties
- During design and approvals, we worked with the city on historical concerns including meeting with staff and the Arena Overlay Committee (and others as noted above). Note that this is not within a district that requires Heritage Commission coordination on a city approval level. Projects in this area are reviewed by the City's Arena Overlay Committee. The intent of the master plan for the Gaslight and Arena Overlay districts is redevelopment of a blighted area. The resulting coordination determined that building façade has some design features the city would mimicked for a redevelopment, but that the buildings could not be preserved and effectively re-used and that they were not historic or significant. The applicant worked closely with staff and the AOC and has designed the architecture of the new building to meet the Arena Overlay Design guidelines and to incorporate reclaimed wooden beams into some of the façade, reusing one of the granite nameplate within the new façade (relocated to Depot street as highlighted in the attached plans), repurposing numerous doors, signage (including the Manchester Mills sign that was displayed on 21 W Auburn Street). The applicant has also agreed to install a placard at the 24 Depot Street location under the granite nameplate, referencing John D Varick, and will display photographs of both buildings within the hallways of the completed project. See attached architectural plan showing what the new building with look like. The plan has a few details of the re-used elements highlighted in red bubble clouds. They are also using millyard decorative lighting, decorative black metal panels, windows, brick, and colors to honor the architectural preferences of developments in the area.
- As a reminder, Jones Street and members of the design team met and presented to Heritage Commission on 1/25/2022 at a public hearing
- Jones Street sponsored and contributed a \$10,000 donation to Manchester DPW and their 2022 Movies in the Park program
- As a result of the approved plan Jones Street is responsible for remediating numerous environmental contaminates onsite, along with removal of asbestos and lead within the building structures, at a value in excess of \$500,000. All demolition and restoration work has been completed with third party accredited professionals and consultants.

- As a result of the approved plan Jones Street has removed a blighted, abandoned, unsafe, and uninhabitable structure, and have undertaken tremendous risk to bring economic development, a public benefit, much needed housing (250 units), and real estate tax revenue to the city of Manchester.

Please let me know if you have any questions or if you would like to schedule a call with me to discuss.

I look forward to hearing from you and confirming a final resolution.

Best Regards,
Eric

Eric LeClair

Senior Vice President of Acquisitions
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From: Miller, Nadine <Nadine.M.Miller@dnrcr.nh.gov>

Sent: Tuesday, May 30, 2023 11:54 AM

To: Houlihan, Damien <houlihan.damien@epa.gov>; Eric LeClair <eleclair@jonesstreet.com>; BPratt@fando.com

Cc: Kopf, Jeff <Kopf.Jeff@epa.gov>; Adam Goodrich <agoodrich@jonesstreet.com>; Vuto, Michelle <Vuto.Michelle@epa.gov>; David Andronico <dandronico@jonesstreet.com>

Subject: RE: EPA response to 3/8/23 letter

Eric, I have not heard from you. Please reach out to my at my office number directly – 603-271-6628.

Thank you,
Nadine

Nadine Miller
Deputy State Historic Preservation Officer
New Hampshire Division of Historical Resources

From: Houlihan, Damien <houlihan.damien@epa.gov>

Sent: Wednesday, May 10, 2023 11:08 AM

To: Eric LeClair <eleclair@jonesstreet.com>; BPratt@fando.com

Cc: Kopf, Jeff <Kopf.Jeff@epa.gov>; Miller, Nadine <Nadine.M.Miller@dnrcr.nh.gov>; Adam Goodrich <agoodrich@jonesstreet.com>; Vuto, Michelle <Vuto.Michelle@epa.gov>; David Andronico <dandronico@jonesstreet.com>

Subject: RE: EPA response to 3/8/23 letter

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Thanks, Eric. I look forward to hearing back from you.

Damien

*Damien Houlihan, Chief
Stormwater and Construction Permits Section
US EPA*

617 918-1586

From: Eric LeClair <eleclair@jonesstreet.com>
Sent: Tuesday, May 09, 2023 10:08 PM
To: Houlihan, Damien <houlihan.damien@epa.gov>; BPratt@fando.com
Cc: Kopf, Jeff <Kopf.Jeff@epa.gov>; Miller, Nadine <Nadine.M.Miller@dncr.nh.gov>; Adam Goodrich <agoodrich@jonesstreet.com>; Vuto, Michelle <Vuto.Michelle@epa.gov>; David Andronico <dandronico@jonesstreet.com>
Subject: RE: EPA response to 3/8/23 letter

Hi Damien,

Confirming receipt of this email and your letter dated 5/4/2023.

At this point, I think it is best for Nadine at NHDHR and I to have a conversation. I will reach out to her directly in the coming days and will reach back out to you after we connect.

Thank you again for your time and consideration regarding this matter.

Eric

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From: Houlihan, Damien <houlihan.damien@epa.gov>
Sent: Thursday, May 4, 2023 8:41 AM
To: BPratt@fando.com
Cc: Kopf, Jeff <Kopf.Jeff@epa.gov>; Miller, Nadine <Nadine.M.Miller@dncr.nh.gov>; Adam Goodrich <agoodrich@jonesstreet.com>; Eric LeClair <eleclair@jonesstreet.com>; Vuto, Michelle <Vuto.Michelle@epa.gov>
Subject: EPA response to 3/8/23 letter

Good morning –

Please see EPA's response to your 3/8/23 letter regarding 21 West Auburn Street, Manchester, NH Construction General Permit.

Thank you.

Damien

*Damien Houlihan, Chief
Stormwater and Construction Permits Section
US EPA*

617 918-1586